

118.0

0006

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

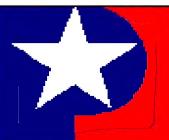
632,100 / 632,100

USE VALUE:

632,100 / 632,100

ASSESSED:

632,100 / 632,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
311		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'BRIEN JOHN M	
Owner 2:	
Owner 3:	

Street 1: 311 FOREST ST  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

PREVIOUS OWNER  
Owner 1: GURICH HELEN M -  
Owner 2: -

Street 1: 311 FOREST ST  
Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474

NARRATIVE DESCRIPTION  
This parcel contains 6,550 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R1 SINGLE FA 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo 2 Above Street  
s Street  
t Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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101	One Family		6550	Sq. Ft.	Site		0	70.	0.94	5										431,549						431,500
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## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		6550.000	200,600		431,500	632,100		
Total Card		0.150	200,600		431,500	632,100	Entered Lot Size	
Total Parcel		0.150	200,600		431,500	632,100	Total Land:	
Source: Market Adj Cost				Total Value per SQ unit /Card:	528.51	/Parcel: 528.5	Land Unit Type:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,600	0	6,550.	431,500	632,100	632,100	Year End Roll	12/18/2019
2019	101	FV	181,400	0	6,550.	437,700	619,100	619,100	Year End Roll	1/3/2019
2018	101	FV	181,000	0	6,550.	326,700	507,700	507,700	Year End Roll	12/20/2017
2017	101	FV	181,000	0	6,550.	295,900	476,900	476,900	Year End Roll	1/3/2017
2016	101	FV	181,000	0	6,550.	283,600	464,600	464,600	Year End	1/4/2016
2015	101	FV	180,100	0	6,550.	240,400	420,500	420,500	Year End Roll	12/11/2014
2014	101	FV	180,100	0	6,550.	228,100	408,200	408,200	Year End Roll	12/16/2013
2013	101	FV	180,100	0	6,550.	217,000	397,100	397,100		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GURICH HELEN M	35666-179		6/12/2002		302,000	No	No		
	12468-347		6/29/1973		36,700	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2017	395	Insulate	5,659	C				
3/22/2017	311	Window/S	22,800	C				
8/10/2004	713	Manual	1,000	C				remove concrete st
5/12/2004	364	New Wind	2,000	C				
5/21/2001	393	Re-Roof	5,000	C				
6/17/1996	262	Manual	8,365	C				VINYL SIDING

## ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Missed Appt.	CC	Chris C
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/4/2008	Meas/Inspect	336	PATRIOT
4/10/2000	Inspected	263	PATRIOT
2/15/2000	Measured	270	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 19 - Ranch				Full Bath: 1	Rating: Average			SINK IN BSMT.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																
Color: GRAY				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1953	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct:	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>									
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26.	%	Exterior:								No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:								1	6	3							
Sec Int Wall:	Economic:		%	Additions:																	
Partition: T - Typical	Special:		%	Kitchen:																	
Prim Floors: 6 - Ceramic Tile	Override:		%	Baths:																	
Sec Floors: 3 - Hardwood	Total:	26.4	%	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar: 1				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 1 - Forced H/Air																					
# Heat Sys: 1	% AC: 100																				
% Heated: 100																					
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 118.0-0006-0014.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N				Total Yard Items:				Total Special Features:				Total:									